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TITLE NOT EXAMINED

Cahaba Title, Inc.

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This instrument was prepared by:
(Name) WATSON & JOHNSON
(Address) P. O. Box 987
Alabaster, Alabama 35007

1469 Send Tax Notice to:
(Name) James Robert Ellard
(Address) 1926 Chandaway Drive
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Theresa Dianne Thompson, a single woman, one and the same person as Theresa Ellard,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
James Robert Ellard

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 97, Chandalar South Second Sector, as recorded in Map Book 6, Page 12, in the Office of the Judge of Probate in Shelby County, Alabama, except that part of Lot 97 of said subdivision more particularly described as follows: Begin at the most Northerly corner of said Lot 97; thence in a Southeasterly direction along the Northeasterly line of said Lot 97 a distance of 133.0 feet; thence 159 degrees 44 minutes right, in a Westerly direction, a distance of 76.77 feet; thence 43 degrees 49 minutes 40 seconds right, in a Northwesterly direction, a distance of 66.52 feet to the point of beginning.

Subject to easements, restrictions and rights-of-way of record.

Grantee herein expressly agrees to assume and pay that certain note and first mortgage to First Commercial Bank as recorded in Real Book 83, Page 693, in the Probate Office of Shelby County, Alabama.

BOOK 155 PAGE 307

1. Deed Tax \$ 1.00
2. Mtg. Tax 1.00
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 MAY 19 AM 11:18
JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th
day of May, 19 88

(Seal)

Theresa Dianne Thompson (Seal)
(Theresa Dianne Thompson)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY

County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County,
in said State, hereby certify that Theresa Dianne Thompson, a single woman, one and the same person
as Theresa Ellard
whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12th day of May, 19 88

1-4-89
My Commission Expires:

James E. Culver
Notary Public